

# DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: April 20, 2006

ITEM NO. \_\_\_\_\_

CASE NUMBER/  
PROJECT NAME

**118-DR-2005**  
**Saint Patrick's Church/Office Building**

LOCATION

8541 E. Mercer Lane situated west of N. 85th Place between Shea Boulevard and Desert Cove Avenue

REQUEST

Request approval for a site plan and elevations for a remodeling and expansion of an existing building for a church office.

OWNER

Roman Catholic Diocese of  
Phoenix  
602-354-2165

ENGINEER

PK Kland Engineering  
480-344-0480

ARCHITECT/  
DESIGNER

CCBG Architects Inc.  
602-258-2211

APPLICANT/  
COORDINATOR

Brian Cassidy  
CCBG Architects Inc.  
602-298-2211

BACKGROUND

## **Zoning.**

The site is zoned R1-35 (Single family residential) District. Churches and places of worship are permitted uses in this district, subject to conformance to the church use criteria. The church use criteria require the following: site access to a minor collector street or larger; a minimum parcel size of 86,000 square feet; a maximum allowable floor area ratio of 0.20; maximum building heights generally at 30 feet; minimum 10 foot wide buffered or walled setbacks for parking lots; no parking permitted in required front yards; no outdoor activities past 10:00 P.M.; site lighting setbacks and height limits. In order to assure compliance with these criteria, a lot tie of the parcel with the adjoining St. Patrick's Church parking lot is required.

## **Context.**

The site is located along Mercer Lane, west of N. 85<sup>th</sup> Place and south of Desert Cove Avenue. The site is situated within the 16-lot Sundown Vista residential subdivision.

Adjacent Uses:

- North: Mercer Lane and existing single family lots with R1-35 (Residential) District zoning
- South: Existing residential lot with S-R (Service Residential) zoning and the S-R zoned, Offices at Sundown Ranch located to the southwest
- East: N. 85<sup>th</sup> Place and single family lots within Sundown Vista with R1-35 (Residential) zoning
- West: The 9.1 acre St. Patrick's Catholic Community Church with R1-35 (Residential) zoning

**APPLICANT'S  
PROPOSAL****Applicant's Request.**

The request is for approval of a site plan and elevations for redevelopment and expansion of an existing single-family residence to create a community church office/ administration building for St. Patrick's Catholic Community Church situated to the west. The site is located on Mercer Lane at N. 85<sup>th</sup> Place abutting the eastern boundary of the St. Patrick's Church. The style and colors of the building are complementary to the existing Church, which has stucco-finished walls and mix of parapet and pitched roof. The building also is compatible with style of abutting homes within this neighborhood, which contain beige, stucco-finished walls with both parapet and tile roofs. The single family lot will be lot tied with the church site and all access will be from the existing internal parking lot and circulation drives of the church site, with no access (emergency vehicles only) to the driveway or parking areas of the proposed church office building from either Mercer Lane or N. 85<sup>th</sup> Place to the north and east. The applicant is proposing to have the modified building appear like other residences in the area, with all activity oriented toward the west (rear) of the building behind site walls and connecting with St. Patrick's Church.

The building consists of brown stucco (Dunn Edwards Truffle SP 147) finished walls with a varied level parapet roof and dark brown (ICI Light Chocolate) roof cap. Stone veneer detail areas are provided along the north, east and west sides. The main entrance to the building is located along the west and southwest sides abutting the parking area. These entries are either recessed or situated beneath a 6-foot wide, dark brown flat metal canopy. Regularly spaced, punched windows in anodized aluminum frames are located along each side of the building. The building contains offices, small chapel, lobby, kitchen, waiting room and 2 multi purpose rooms, with areas of 1,410 and 250 square feet. A small outdoor patio area at the front (east) of the building is contained within a 3-foot tall tan screenwall on top of a 3-foot tall contoured bermed area (6 foot tall wall inside height).

A minimum 8 foot tall, tan colored stucco finished CMU wall will be located along portions of the south and north property lines connecting with the new office building. Two (2) new, 10-foot wide swing gates and emergency access way are provided from Mercer Lane to the site parking lot. The landscape palette consists a xeriscape style with Palo Verde, Ironwood, Mesquite, Acacia, and Sissoo Trees, plus Saguaro, Barrel and Agave cactus plus other suitable shrubs and groundcovers. Parking lot lighting consists of 40-inch tall bollards only.

**Development Information:**

- Existing Use: Single family residence, adjoining church site
- Proposed Use: Modification of the home into a community church office
- Parcel Size: Residential lot, 1.18 acres (51,667 square feet) adjoining church lot is 9.04 acres (393,782 square feet) more or less, a requirement of the case is that the 2 properties will be lot tied to form a single, 9.73 acre (445,449 square feet) property

- Building Size: The existing residence is 2,300 square feet and the proposed upgrade for the new church office will total 9,730 square feet, existing church buildings are 31,438 square feet, for a combined floor area of 41,168 square feet
- Building Height Allowed: 30 feet, existing residence is 16 feet; existing 1,333 seat church sanctuary is 30 feet.
- Building Height Proposed: 20 feet to top of parapet
- Parking Required: 32 spaces required on the church office lot and 372 spaced required on the church lot
- Parking Provided: 32 spaces required on lot with 384 spaces on the church lot. Note; a reciprocal parking agreement also exists with the adjoining S-R office property located south of the church site
- Open Space Required: 13,399 square feet (for church office site only)
- Open Space Provided: 23,833 square feet (for church office site only)
- FAR:  $41,168 / 445,449$  equal 0.092 (0.200 allowed)

#### DISCUSSION

The request conforms with the church use criteria subject to the lot tie of the parcel with the church to the west. The proposal contains a building architectural style and site layout and landscape design that is intended to provide the appearance of a residence, compatible with the surrounding neighborhood. All parking and site activity will be oriented inward, toward the west and contained within walls rather than at the Mercer Lane or the 85<sup>th</sup> Street frontages of the building.

#### KEY ISSUES

Neighbors have been concerned about the non-residential activities impacting the neighborhood, and have worked with the applicant on various methods to mitigate impacts. On March 16, 2006, the Development Review Board voted to continue this case to allow the applicant and the neighborhood to work on unresolved issues, as well as design considerations to make the building more suitable for a residential neighborhood. The developer and area neighbors have continued to meet and reached an agreement for the function, operation, and appearance of the facility. The City supports agreements reached between the Church and neighbors (see Attachment #8), many of which have been included as stipulations to this case.

All traffic will enter the site through the adjoining church's internal parking lot and driveways with no traffic (other than emergency vehicles) entering the property off of Mercer Lane or N. 85<sup>th</sup> Place. Site walls on the church/office site will restrict pedestrian and "cut through" traffic from Mercer Lane and N. 85<sup>th</sup> Place.

Neighbors within 750 feet were contacted, neighborhood meetings have been held, and agreements have been reached. A petition in support of this request has also been submitted.

#### HISTORY

- Case 24-UP-1981 gave approval of a use permit for the original 10 +/- acre church site in July 1981.
- Case 143-DR-1983 provided site plan and elevations approval for a 400-seat church on the site in September 1983.
- Case 143-DR-1983#2 approved parking lot lighting for the church site in October 1998.
- An appeal of the 143-DR-1983#2 case regarding building setbacks, site landscaping, lighting, traffic impact, off site parking, reciprocal parking agreement with the property to the south and retention basins was heard by City Council in December 1998. Council upheld the decision of the DRB with additional stipulations provided for upgraded landscaping along Desert Cove and the mitigation of site lighting through the re-evaluation of a revised site lighting plan by the DRB.
- Case 143-DR-1983#2R approved a revised site lighting plan containing “tiered” lighting for the parking lot along with wattage, foot-candle, pole height and setback limits for the site in January 1999.
- An appeal of the 143-DR-1983#2R case regarding a lighting plan for the outdoor parking lot prepared and submitted by City staff, rather than the lighting plans submitted by St. Patrick’s Church was heard by City Council in April 1999. Council modified the decision of the DRB to provide additional restrictions to assure sensitivity of site lighting.

#### STAFF


#### RECOMMENDATION

Staff recommends approval, subject to the attached stipulations.

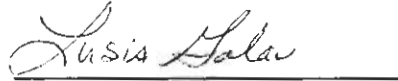
**STAFF CONTACT(S)**

Tim Curtis, AICP  
Principal Planner  
Phone: 480-312-4210  
E-mail: tcurtis@ScottsdaleAZ.gov

**APPROVED BY**



Tim Curtis, AICP  
Report Author



Lusía Galav, AICP  
Director, Current Planning  
Phone: 480-312-2506  
E-mail: lgalav@scottsdaleAZ.gov

**ATTACHMENTS**

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Site Plan
5. Landscape Plan
6. Color Elevations
7. Color Perspective
8. Church/Neighborhood Agreement/Discussion
9. March 16, 2006, Development Review Board Study Session Minutes
10. March 16, 2006, Development Review Board Regular Session Minutes
  - A. Fire Ordinance Requirements
  - B. Stipulations/Zoning Ordinance Requirements



118-DR-2005  
12/23/05

# Project Narrative

This document will be uploaded to a Case Fact Sheet on the City's web site.

Date: 8/23/05

Project No.: 538-PA-05

Coordinator: Al Ward

Case No.: 118-DR-2005

Project Name: ST. PATRICK'S

Project Location: 8541 E. MERCER LANE

## Property Details:

☒ Single-Family Residential ☐ Multi-Family Residential ☐ Commercial ☐ Industrial

Current Zoning: R1-35

Proposed Zoning: N.A.

Number of Buildings: 1

Parcel Size: 51,610 SF

Gross Floor Area/Total Units: ± 9,900 SF

Floor Area Ratio/Density: 19.2%

Parking Required: 32

Parking Provided: 32

Setbacks: N - 40' (FRONT) S - 15' (SIDE) E - 40' (FRONT) W - 30' (REAR)

## Description of Request:

### Narrative for Design Review Application:

St. Patrick Catholic Community proposes to build a new one story Administration Center on the 1.18 acre parcel that was purchased in September 2001. This site, the "Mercer Parcel" is concurrently being combined in a lot tie in order to have one larger parcel serving the Parish.

Currently, the Parish has their Pastoral and Administrative Staff dispersed throughout the existing campus, as well as in rental office space more than one mile from the property. The Parish proposes this new structure in order to bring all of their staff into one building, and desires to be on site, in order to manage their ministries and property in a more efficient manner.

The existing residence on the "Mercer Parcel" of approximately 2,300 SF will be expanded, with all of the new structure added to the south and west. The new larger structure will be entered internally from a parking lot that is proposed to connect to the existing larger Parish parking lot. No traffic will be allowed to enter the property off of Mercer Lane, and pedestrian access to cut through the Mercer Parcel will be eliminated by a landscaped wall. The building is designed to be one story in height, with a series of different parapets heights. The taller forms are in the middle of the building massing. The design intent is to honor the residential scale of this neighborhood, by providing a one story solution that is heavily landscaped on both street sides of the property. The building facades are proposed to be built with stucco and field stone, with a limited amount of glazing facing north and east into the neighborhood. The proposal requires an addition of 32 parking spaces, per ordinance, all of which are accommodated internally on the parcel.

## Planning and Development Services Department

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088

**St. Patrick Catholic Community**  
**Proposed Administration Center**  
**538-PA-05**

**Narrative for Parking:**

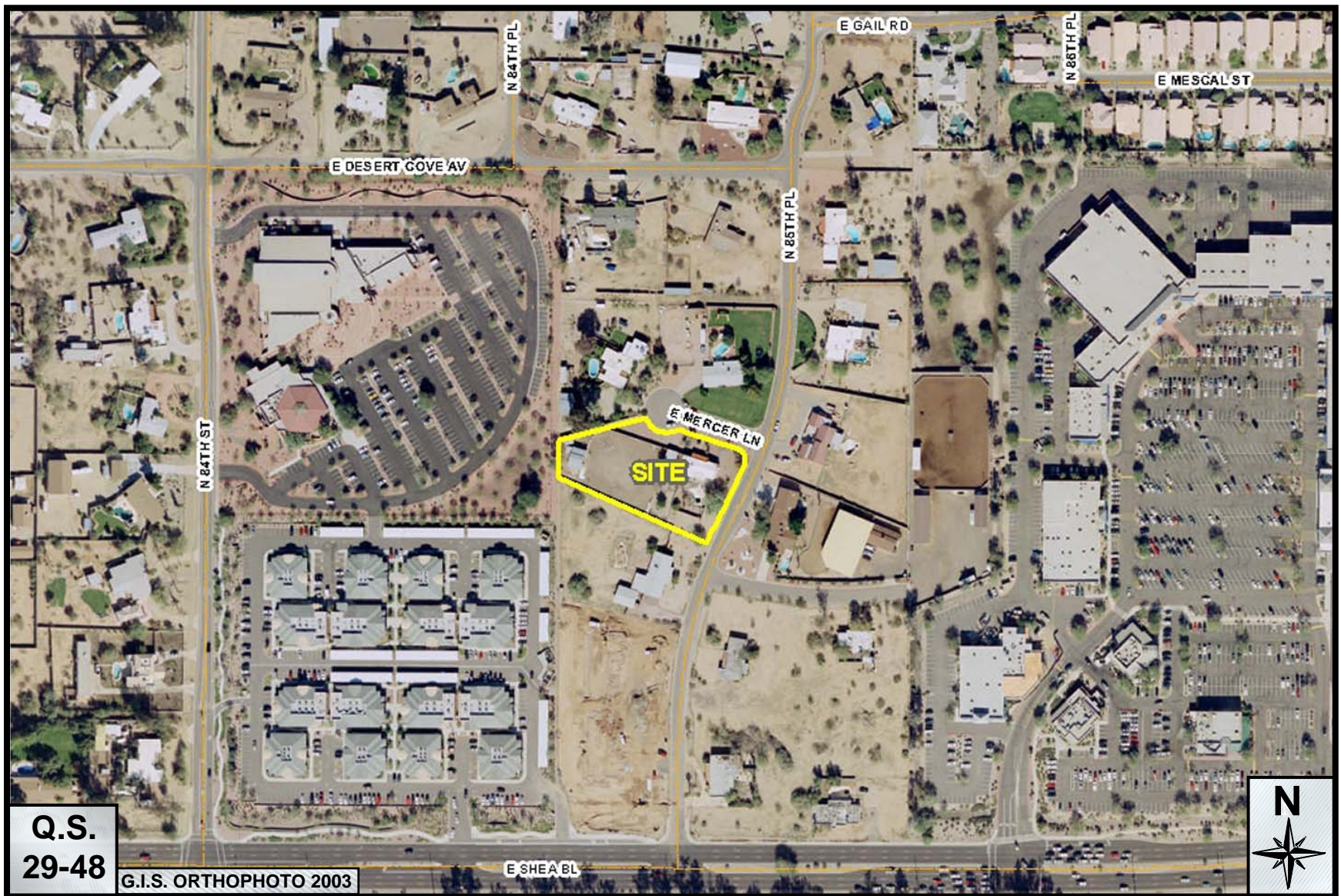
The St. Patrick Community proposed Administration Center is required by the City of Scottsdale Zoning Ordinance to meet the minimum parking standards as identified in the Ordinance. The current Parish facility that includes the Sanctuary, Chapel and Parish Hall requires 376 parking spaces. The existing parking count is 376. The proposed Administration Center requires and additional 32 spaces, and 32 new spaces are indicated in the application exhibits.

In addition to a combined 408 on-site spaces proposed, St. Patrick has an unrecorded agreement with the Office complex immediately to the south called Sundown Ranch Condominiums. This project is a series of Office Condominiums, with a common parking area around its perimeter and interior driveways. There is a vehicle access gate on the office property that connects directly to the southern drive way of St. Patrick's. This good faith agreement allows office patrons to park as an overflow lot at St. Patrick's during typical Monday through Friday business hours. Likewise, St. Patrick's is allowed to park on the office property for its large Worship Services, typically on the weekends. The total office property parking count is approximately 330 car spaces.

St. Patrick's also has an unrecorded agreement to park and shuttle from the Shopping Center located approximately 1,600 feet east of the 84<sup>th</sup> Street. This parking is utilized typically for Christmas and Easter Worship Services, which represent the two largest parking demands annually at the Church.

St. Patrick's believes that every new parking space indicated in this proposal is a benefit to them, and to the neighborhood. The proposed new parking for 32 cars represents an 8.5% increase in the on-site parking capacity, without adding a single seat to the existing Church.





Q.S.  
29-48

G.I.S. ORTHOPHOTO 2003

Saint Patrick Catholic Community Office

118-DR-2005

ATTACHMENT #2





Q.S.  
29-48

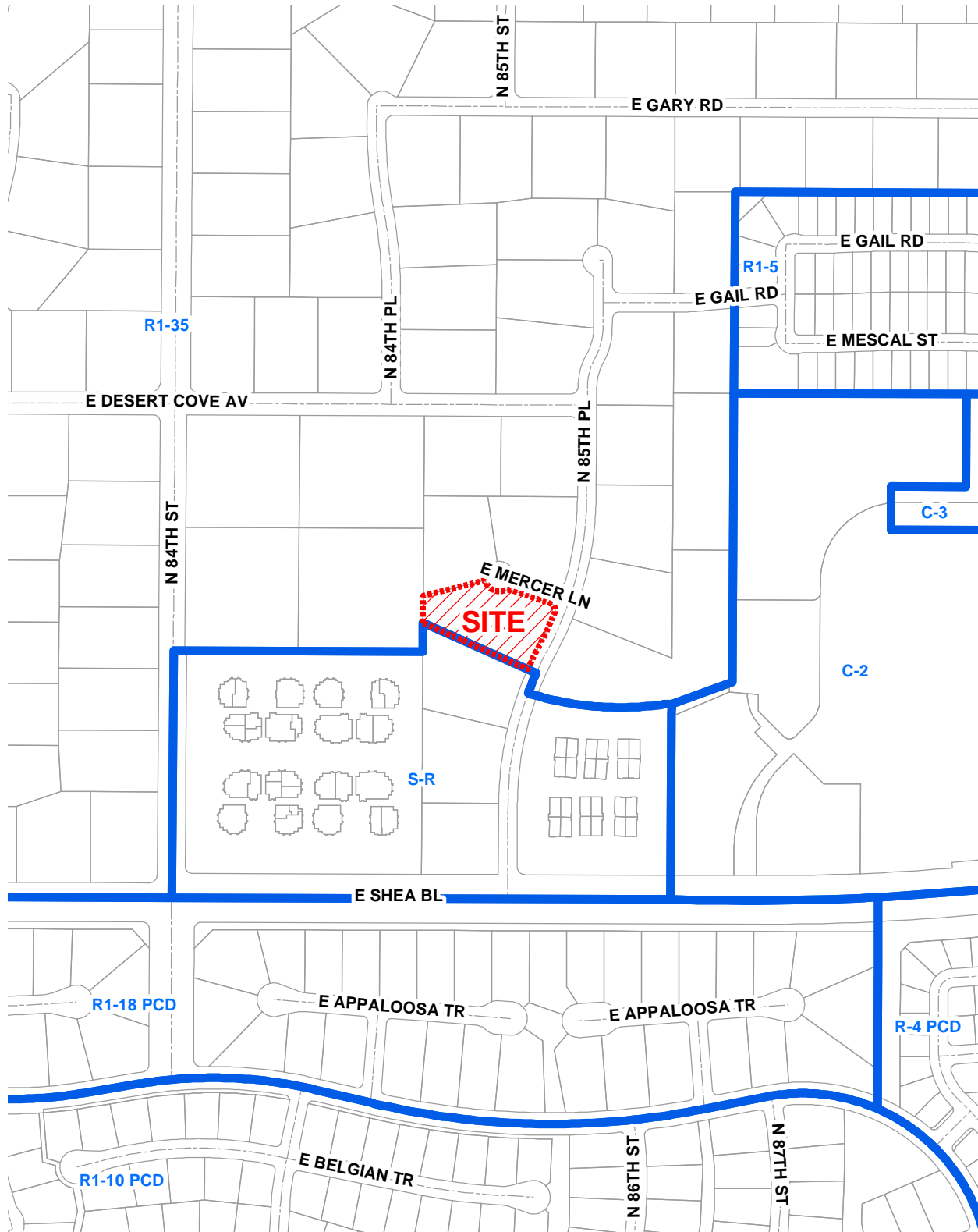
G.I.S. ORTHOPHOTO 2003



Saint Patrick Catholic Community Office

**118-DR-2005**

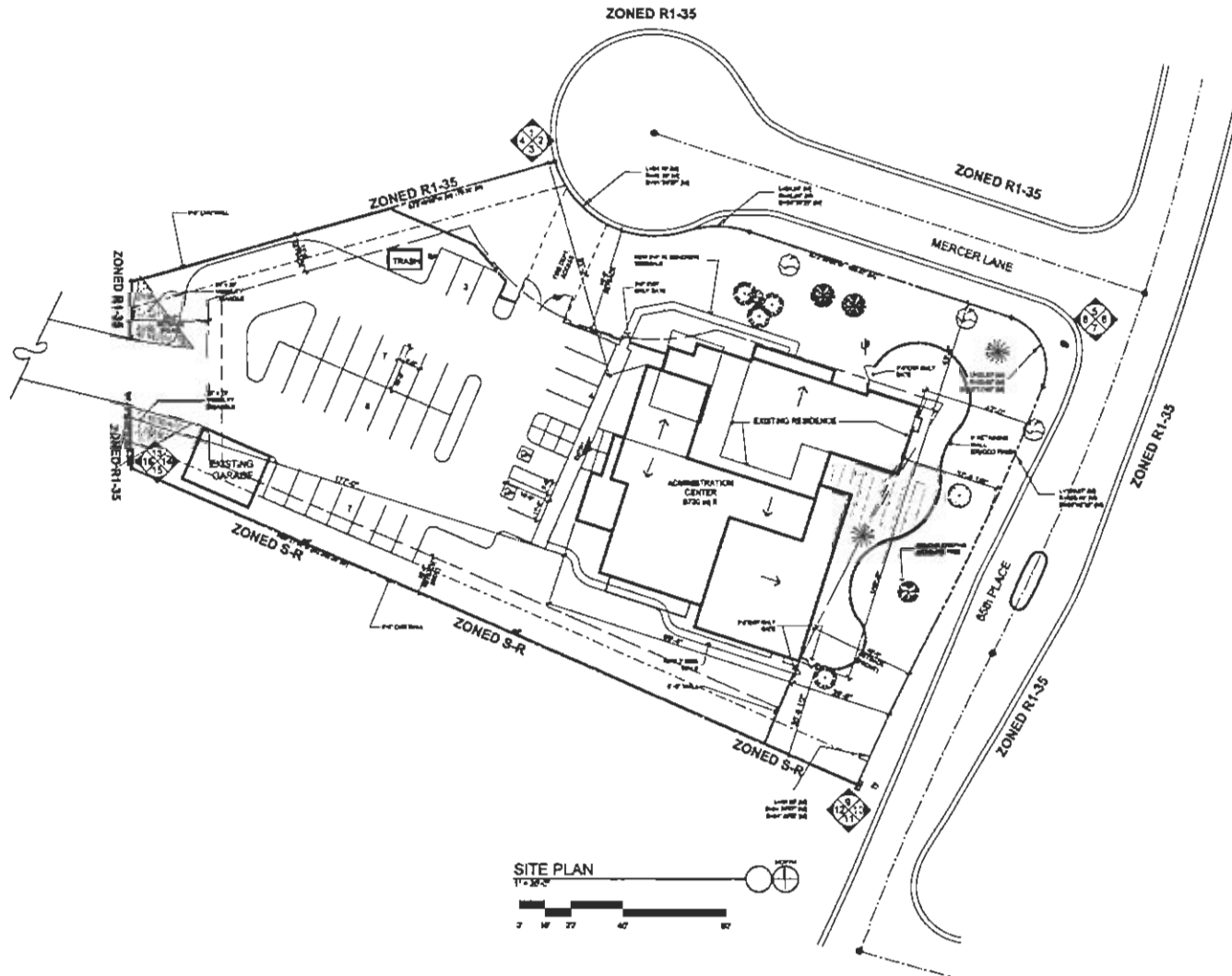
ATTACHMENT #2A



118-DR-2005

ATTACHMENT #3

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# PROJECT DATA

ST PATRICK CATHOLIC COMMUNITY ADMINISTRATION CENTER

PROJECT NAME: ST PATRICK CATHOLIC COMMUNITY ADMINISTRATION CENTER  
 8541 E. MERCER LANE  
 HOUSTON, TX 77059

PROJECT LOCATION: 8541 E. MERCER LANE  
 HOUSTON, TX 77059

OWNER: ST. PATRICK CATHOLIC COMMUNITY

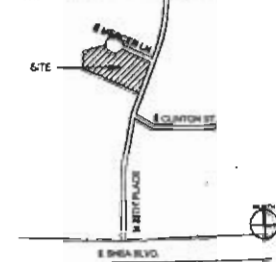
DESIGNER: CCBG ARCHITECTS, INC.  
 102 EAST BUCHANAN STREET, PHOENIX, ARIZONA 85004  
 T: 602-258-2211 F: 602-258-4809

DATE: 04/12/2006

SCALE: 1/8" = 1'-0"

NOTES: ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF HOUSTON CODES AND ORDINANCES FOR THE CITY OF HOUSTON. THE CITY OF HOUSTON CODES AND ORDINANCES SHALL BE THE BASIS FOR ALL CONSTRUCTION. THE CITY OF HOUSTON CODES AND ORDINANCES SHALL BE THE BASIS FOR ALL CONSTRUCTION. THE CITY OF HOUSTON CODES AND ORDINANCES SHALL BE THE BASIS FOR ALL CONSTRUCTION.

## VICINITY MAP



## APPROVAL BLOCK

City	4-11-06
County	SB
Commission	BC
Job Number	04340
Project	SITE MAP

PARISH FACILITIES SERVICES, Inc.  
 CCBG Architects, Inc.  
 102 East Buchanan Street, Phoenix, Arizona 85004  
 T: 602-258-2211 F: 602-258-4809



ST PATRICK CATHOLIC COMMUNITY  
 ADMINISTRATION CENTER

8541 E. MERCER LANE





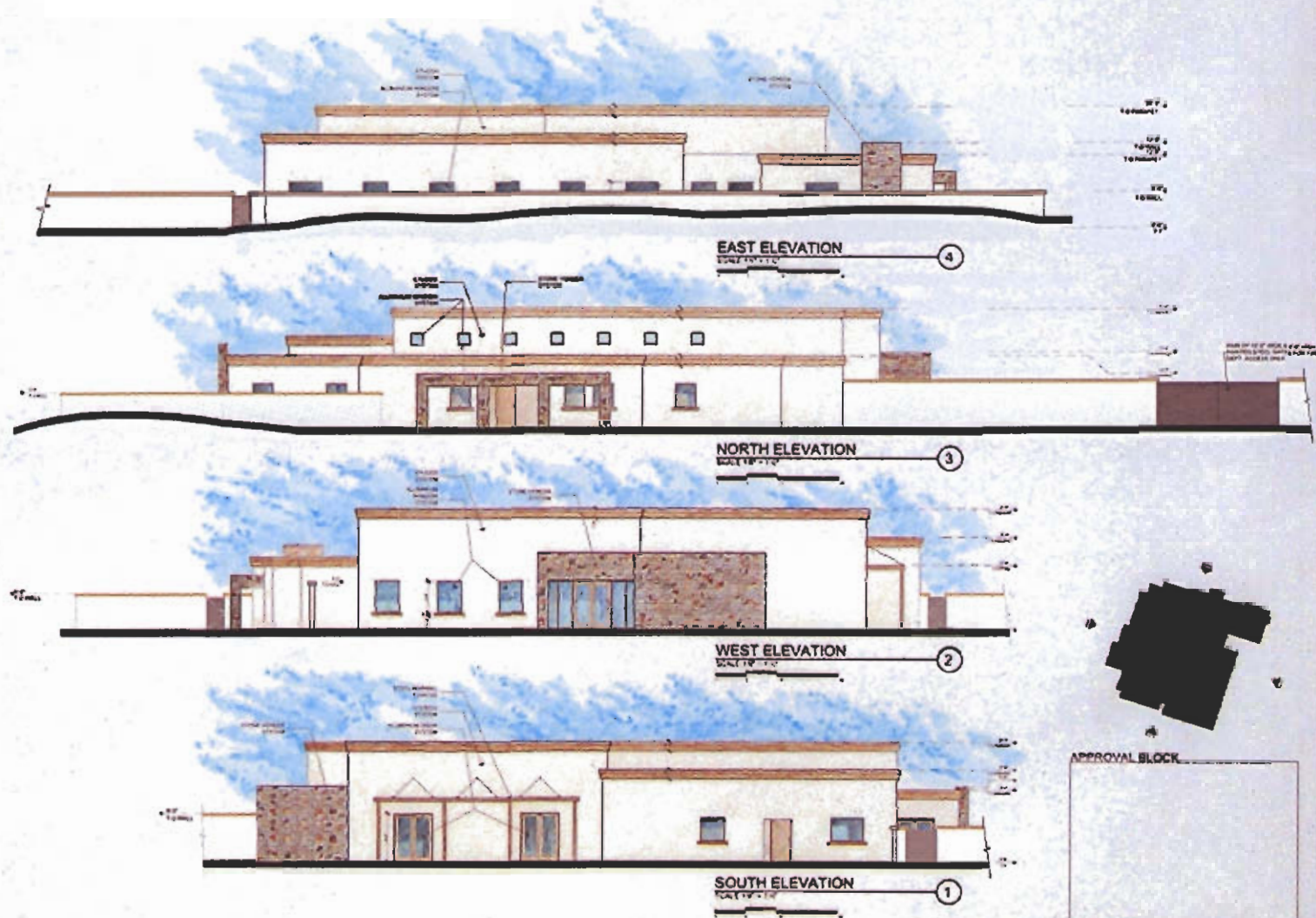
**COLOR PALETTE:**

WALL STUCCO  
DUNN EDWARDS  
TRUFFLE SP147

PARAPET CAPS  
ICI  
LIGHT CHOCOLAT  
90YR16/129

ALUMINUM WINDOWS  
BRONZE ANODIZED

STEEL MEMBERS  
DUNN EDWARDS  
WEATHERED BROWN  
DEC 756

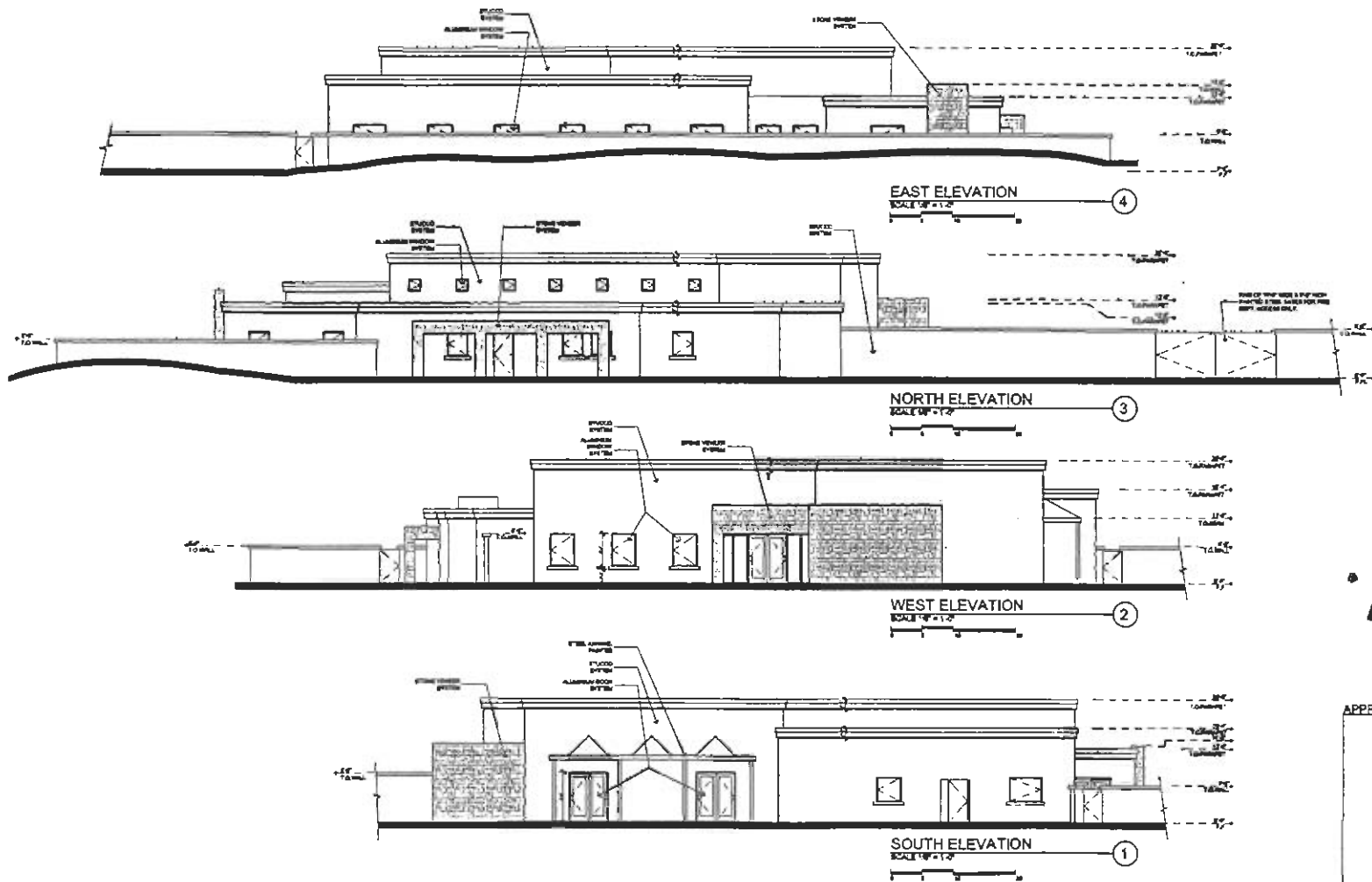


PARISH FACILITIES SERVICES, INC.  
CCBG Architects, Inc.  
814 North First Street, Phoenix, Arizona 85004  
T 602-258-2011 F 602-258-0009

ST PATRICK CATHOLIC COMMUNITY  
ADMINISTRATION CENTER  
8541 E. MERCER LAKE  
SCOTTSDALE, ARIZONA 85260

Date: 09.13.05  
SB  
Checked: BC MB  
JAL: [Signature]  
0434  
BUILDING ELEVATIONS

**A3.1**



118-DR-2005  
REV: 04/12/2006

PARISH FACILITIES SERVICES, Inc.  
CCBG Architects, Inc.  
102 East Buchanan Street Phoenix, Arizona 85004  
T: 602-355-2211 F: 602-355-0009



ST PATRICK CATHOLIC COMMUNITY  
ADMINISTRATION CENTER  
8541 E. MERCER LANE  
SCOTTSDALE, ARIZONA 85260

Date: 4.12.06  
Drawn: SB  
Checked: SC  
In Charge: JLB  
0434  
Building  
Elevations

A3.1

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**St. Patrick Catholic Community  
Response to Neighbors Request  
8541 E. Mercer Lane**

*Neighbor's suggestions/recommendations are in bold font. Church's response to each item is immediately below it.*

1. **Lighting on the south side to be low on the building and low throughout parking lot. Lighting not to extend over lot wall.**

The Church agrees to this. The lighting design submitted to the City of Scottsdale Design Review Board provides for very low lighting levels throughout the property. No light standards (poles) will be used. Parking lot, walking and security lighting will be provided by 40" tall bollards and 11" wall sconces with light shields.

2. **No Parking along Desert Cove and in Mercer Cul-de-sac for church use.**

St. Patrick's agrees to this request. Staff, volunteers, parishioners or guests will not use the Mercer Cul-de-sac for parking in order to visit the administration center. The Church agrees to only allow the Pastor to use the north door to enter and exit the building at any time he so desires. The Church also agrees to allow only the Pastor to park his vehicle on the driveway located on the north side of the building. In addition, the church also agrees to allow only its gardeners, maintenance crews, or service contractors to park, periodically, on the Mercer Lane Cul-de-sac, or driveway for the purpose of providing grounds/equipment maintenance.

The Church will also continue to notify parishioners that they should comply with the No Parking signs along Desert Cove and 84<sup>th</sup> Street. St. Patrick's encourages parishioners not to park in ways that may affect the normal flow of traffic or access of emergency vehicles on public rights-of-way.

3. **No meeting past 10:00pm and no youth meetings past 5:00pm. Built as administrative keep as administrative.**

St. Patrick's does not agree to any conditions that would restrict the use of the facility.

St. Patrick's agrees to ban, at the administration center, its parking lot or grounds, the use of any "bull-horns" or any exterior speakers and further agrees not to create any loud noise or disturbance, at this same location, that would be detrimental to the peace and quite of neighborhood. The one exception to this would be the weekend the facility is officially dedicated at which there may be outside gatherings, during the daytime.

The Church further agrees not to have any meetings/events after 10:00 pm except special religious holidays and Holy Days (Holy Week, Easter and Christmas).

**ATTACHMENT #8**

4. **No exit except emergency from building. No handles on the outside of doors.**

St. Patrick's agrees to this for the exits on the North and South side of the facility, with an exception: The Pastor will have the right to enter and exit through the door located on the North side of the building.

5. **No access to parking lot from 85<sup>th</sup> and Mercer Lane.**

St. Patrick's agrees to this. The Church will not allow any vehicular or pedestrian traffic to access the administration center parking lot or the main church parking lot from 85<sup>th</sup> Place and Mercer Lane.

6. **Install grass create driveway for fire entrance only on Mercer.**

The Church agrees to this. St. Patrick's agrees to work with the City, the Fire Marshall and a professional landscape architect to attempt to create an emergency exit that will compliment the desert landscaping surrounding the building while at the same time making the emergency exit as discrete as possible.

7. **Wall around building (Mercer & 85<sup>th</sup>) to be attached to building and 6' minimum on inside elevation.**

St. Patrick's agrees to this. The wall located at the east end of the building will be attached to the building with a minimum inside elevation of 6 feet. The church also agrees to install self-closing gates (posted and identified as emergency exits) at both ends of the staff patio area to ensure an exit is provided to the outside in the event of an emergency.

8. **No sign or symbols on residential side expressing church property (signs, crosses etc.)**

St. Patrick's agrees to this request. St. Patrick's agrees to only place a Celtic Cross and building identification on the west wall of the building. These will not be visible to the neighbors.

9. **No statues or crosses in the parking lot exceeding wall height.**

The Church agrees to this. St. Patrick's will not place any statues or crosses in the parking areas which would exceed the height of the wall.

10. **Wall height surrounding the parking lot to be 7 ft on the south and north side above the highest elevation point of the parking lot.**

The Church agrees to this request, with a minor modification. St. Patrick's will construct an 8 foot masonry block wall on the areas described above.

11. **Remove the tall tree closest to the property on 85<sup>th</sup> Place.**

**This Mesquite tree is an Arizona Protected Native Plant.** This type of tree is protected by the State of Arizona, Maricopa County and City of

Scottsdale codes. The Church agrees to prune it and thin it as much as possible without endangering the tree.

- 12. Address the street parking on Desert Cove and 84<sup>th</sup> as a hazard for emergency services during church services.**

The Church agrees to this request. See number 2 above.

- 13. Reduce the meeting hall to 1000 sq. ft. as permanent. And allow no youth meeting.**

St Patrick will not redesign the size of the multi-purpose room. The design and square footage of this building meets or exceeds all guidelines imposed by the City of Scottsdale.

Youth meetings have been addressed above in number 3.

- 14. Pedestrian Gate on 85<sup>th</sup> and Mercer Lane by building to be auto close and shall be an emergency exit gate only.**

The Church agrees to this request for all gates located on Mercer and 85<sup>th</sup> Place.

- 15. Wall on south side of property extending from the current fence to 85<sup>th</sup> Place to match the wall of the south neighbor's wall on the south side of neighbor's property. Wall to match height, texture, and paint.**

St. Patrick's agrees to this request. This request is already noted on the Landscape Plan submitted to the City of Scottsdale staff and the DRB application. The wall, on the south neighbors side, will match height, texture and paint. The rest of the wall will match the finishes used for the Church building.

- 16. No covered parking allowed!**

Covered parking has not been presented as part of the Church's application to the Development Review Board. Any future structural covered parking will require City and DRB approval. If the Church, at a future date desires a covered parking structure, it will abide by all city codes and requirements.

*In all cases above, if the requested issue is in any way a violation of Fire Marshall, local, state, or federal regulations, the Church will abide by those regulatory requirements and may void all or portions of the agreed upon issues contained herein.*

TO: Al Ward  
Rob Millar  
Robert Littlefield  
Steve Macy

FROM: St. Patrick Catholic Community

DATED: March 9, 2006

RE: Response to neighbors' counter-response

St. Patrick's is happy that it has been able to work with the concerned neighbors in 14 of the 16 issues that were originally brought forth through the help of the members of the City of Scottsdale. Throughout the initial design of this project the Church and the Architect have worked diligently to minimize any impact to the neighborhood. The building will look like a very nicely landscaped residence; the architecture of the building conforms to the architecture of the neighborhood; vehicular and pedestrian traffic have been eliminated from Mercer Lane and 85<sup>th</sup> Place; the lighting provided will be less than any of the surrounding residences, and all parking and shade structures will be screened so that they cannot be seen from the adjacent streets.

St. Patrick's believes that the two unresolved requests have been addressed in a reasonable manner. We hope that the following will further clarify the Church's position:

1. The neighbors have requested ***"No meeting past 10:00 pm and no youth meetings past 5:00 pm. Built as administrative keep as administrative."*** The Church has already agreed to ban "any exterior loud noise or disturbance" that would effect the quiet enjoyment of the neighbors. As mentioned in our meeting with Mr. Macy and City Representatives, and again in the response to the neighbors, St. Patrick is in the process of preparing designs to remodel the original facility located on 84<sup>th</sup> St. for the explicit purpose of housing all youth and music ministries and activities. However, the Church does have young people (under the age of 21) who plan, schedule, train, prepare activities, and gather for prayer on a weekly basis. Many of these young people do not get out of school until late afternoon and cannot meet until the early evening. The training, planning, scheduling and preparation of youth core groups are administrative activities. The Church will attempt to avoid scheduling any youth meetings at the new administrative center, but the reality is that if there is no "room at the inn," some youth group planning, scheduling, training, preparation or prayer sessions may need to be conducted at this facility.

The design of the facility includes a small chapel which will be open to all staff, volunteers and guests, of all ages. This chapel has always been a part of the design; it has never been hidden or disguised as something else. Prayer is not an administrative activity, but it is an important and essential aspect of our daily life. Any age restriction of this activity is counterproductive to our religion, our religious culture and what we preach.

The Church has already agreed to restrict any gatherings or meetings, Adult or otherwise, until 10:00 PM (exclusive of Holy Days). The Church has also agreed to uphold the peace and quiet of the neighborhood for this development and the Church invites the City to add that to the stipulations of the development. Irregardless of the activity which may be held in this facility, the Church will be bound by the stipulation to prevent any disruption to the neighborhood.

2. The neighbors have also requested that the ***"Wall height surrounding the parking lot to be 7 ft. on the south and north side above the highest elevation point of the parking lot."*** St. Patrick has offered to construct an **8 ft. high masonry block wall** to replace the existing block walls, if, the Church is allowed to construct **shade** structures for 25 parking spaces on the development. St. Patrick is well aware that an 8 ft. wall will require professional engineering and the existing walls with footings will need to be removed. Any shade structure would not exceed the height of the proposed 8 ft. wall and would not be a typical covered parking structure design. The Town Hall at Fountain Hills utilizes the type of structure the Church would be interested in providing its' staff. This attractive structure only provides shade with a canvas/sunbrella type material and is not a solid roof with the intention of preventing water penetration.

St. Patrick, will work with the City and the architect to ensure that an attractive design is provided for these shade structures and to ensure that they do not exceed the wall height.

In summary, since the final proposed design was unveiled, the Church has worked with City officials and has listened, conceded, and compromised with the neighbors' concerns. The design of this development has always kept the neighborhood in mind and St. Patrick's will always strive to be a good neighbor by providing a quiet, peaceful development that blends well into the neighborhood. We hope that this clarification will help the neighbors understand that we have listened to their concerns and the Church has responded in a reasonable and responsible manner.

Jose Hernandez  
Facility Manager  
St. Patrick Catholic Community

cc: Rev. Eric Tellez  
Diane Runfola



Rob Millar – [rmillar@ci.scottsdale.gov](mailto:rmillar@ci.scottsdale.gov)  
Al Ward - [award@scottsdaleaz.gov](mailto:award@scottsdaleaz.gov)  
Robert Littlefield - [rlittlefield@scottsdaleaz.gov](mailto:rlittlefield@scottsdaleaz.gov)

Gentlemen,

We, the neighbors, directly next to and surrounding the Proposed St. Patrick Church building on Mercer Lane, are writing to you in regards to the response from the Church about the Items that the neighborhood wants to have incorporated so that the building: 1. ***blends into the neighborhood*** and 2. ***The peace and quiet that we have and do enjoy*** remains after the building is completed. The City of Scottsdale and the Development Review Board has an obligation to its citizens to insure that growth and expansion of areas are for the benefit of all and not just one individual. The City can assign Stipulations to guarantee what buildings are used for and that future use is to remain the same as it was originally intended. (See enclosed Full response from the church). Although most sections have been addressed to our satisfaction there are 2 issues that need to be addressed:

1. (Neighbors request in bold)

**3. No meeting past 10:00pm and no youth meetings past 5:00pm. Built as administrative keep as administrative.**

(St. Patrick's response)

St. Patrick's agrees to ban, at the administration center, its parking lot or grounds, the use of any "bull-horns" or any exterior speakers and further agrees not to create any loud noise or disturbance, at this same location, that would be detrimental to the peace and quite of neighborhood. ...

***St. Patrick's does not agree to any conditions that would restrict the use of the facility for youth or adult activities.*** ..... The church does not have any plans to hold any youth activities in this facility, but we do not know what future needs will arise that may require the use of space by young people.

Their Project Narrative to the city (see Project Narrative 118-DR-2005 attached) states that it is to be used for "an Administrative Center" (i.e. church office staff)

We have a problem with the fact that they continue to respond that the building use shall be for "administrative use" but would not stipulate to the fact. The business corporate offices next door to us have stipulations stating what they can use them for and those stipulations state how long the can have activity in the offices.

All we are asking is that the City of Scottsdale and the Development Review Board stipulate that the use is for administrative use. They can use it for other gatherings (high holy days, Christmas, accepted special days in the faith) but not past 10:00pm and no youth (under 21) gatherings past 5:00 pm. ***This does not prevent them from using the building for most of the uses they have intended but it stops the use of youth in the evenings.*** The gathering of kids and noise on youth nights at the church now creates excessive noise but being that the gatherings are at the main church and not next door is a little more acceptable. There is nothing to stop them from, ***after approval by the City and they have their Certificate of occupancy***, changing their minds and then saying "Maybe it makes more sense to have the youth on Mercer Lane and the "administration center" closer to the church."

***They say administrative with some adult classes then help us create a way that the use can't change.***

2.

**10. Wall height surrounding the parking lot to be 7 ft on the south and north side above the highest elevation point of the parking lot.**

St. Patrick desires to construct an 8' foot masonry block wall on the areas described above, if; the Church is allowed to construct covered parking on the administration centers parking lot. The covered parking structures will only be built if they do not to exceed the height of the 8' wall. In the event such covered parking is not allowed, the existing wall will remain at the same height.

We need to have stipulations on this issue. The intent of the church was to blend into the neighborhood and not stand out. Carport covers will stand out. The Offices next door were restricted to no cover parking to blend with the neighborhood and so should the church. I greatly doubt that the carport covers can be of only 8 ft tall. That is a short cover. The block fence on the South side is currently about 6 ft tall and so is the North wall. It has been discussed that adding additional height to the fence would require wider or deeper footings to allow for the change in height. If they chose to add carports not to exceed 8ft in height and add to the block wall height then it must be required that the footings be changed or added to support the height.

So to sum it up: we, as neighbors and the City of Scottsdale, need to make sure that everyone works together. The church, as they have stated before, wants to use the property as an "administrative center" (see Project Narrative 118-DR-2005 as submitted to the city). We as neighbors agree to this use but the City of Scottsdale must stipulate that the church must keep the building for its intent "administrative center" (youth groups (under 21) do not qualify for administration use). The church wants to blend into the neighborhood. We agree to this. But carport covers do not Blend into the neighborhood and the City is the only ones who can stipulate this issue.

We need the help and support from the City and Development review Board on these issues.

The Neighbors of St Patrick Church.

## CONSENT AGENDA

3. 81-DR-2005 New Retail Shops @ Fry's Center

Mr. Williams distributed a material board for review. No comments or questions presented.

4. 103-DR-2005 Monarch Property - New Monopalm Cell Site

Mr. Curtis distributed a material board including faux bark.

In response to inquiry by Vice-Chairman Jones, Mr. Curtis explained that the use permit has been reviewed by the Planning Commission and City Council. Property owners have been notified; no comments from neighbors have been received by staff.

Noting concerns regarding the durability of the proposed materials in the sun, Board Member Cortez questioned whether the company has implemented a comparable type of installation in a desert setting. Board Member Cortez suggested the possibility of adding a stipulation that would permit the DRB to review the condition of the faux palm. Referring to photographs presented by the Applicant, Mr. Curtis noted comparable installations in the Valley.

Rulon Anderson, representing T-Mobile, addressed the Board regarding the long-term appearance and durability of the materials used in the manufacturing of faux palms. Mr. Anderson reported no deterioration in the faux Palm materials that have been in place for the past three years.

In response to inquiry by Councilman Littlefield regarding monopole variations, Mr. Anderson cited that towers are currently disguised as Pine trees, Palm trees, and cactus.

Board Member Jones inquired as to how long this type of antenna will be used before technology advances to something new. Mr. Anderson anticipates that this type of Palm tree will be in place for 20 years. He noted that the use permit will be reviewed again in five years.

Board Member Jones expressed favor for the noted five-year review of the project.

## REGULAR AGENDA

5. 33-DR-2003#3 Main Street Plaza  
6. 83-DR-2005 Orange Row Condominiums

The Applicant has requested a continuance.

7. 118-DR-2005 Saint Patrick's Church/Office Building

Ms. Galav reported that staff received e-mail correspondence from adjacent neighbors, inquiring as to whether the posted signage was adequately or properly done. The signs posted for development review cases are done as a courtesy and are not subject to a

code requirement or legal notice requirement. Staff also mail out a project notice postcard. The project and the staff report are available on the City's website. The meeting agenda is also posted on the website. Ms. Galav noted that on this particular case the property owners and the church have been meeting on a regular basis to work out an agreement related to the development.

In response to inquiry by Commissioner Hess, Ms. Galav reported that the area of postcard notification for DR is at least 500 feet.

Councilman Littlefield reported driving by the location after receiving the e-mails and opined that the signs are not very visible.

In response to inquiry by Board Member O'Neill, Ms. Galav cited that the Applicant is not required to send out notification to neighbors on a DR case and a citizen review plan is also not required on DR cases. Mr. Gray noted that the postcard is a courtesy, not a requirement. The postcards inform the neighbors of a case in-progress and also provide the website address, where individuals can keep track of the case.

Commissioner Hess queried the possibility of implementing a mandatory and more specific notification process for DR ensuring that people are appropriately notified in all cases, which seems to work efficiently for the Planning Commission.

Ms. Galav cited statutory notification requirements for zoning and General Plan amendments and noted that the City's policy follows the same procedure on DR cases; the clarification is that there are no legal requirements for notification.

## **STUDY SESSION**

### **1. Scottsdale Healthcare - Grayhawk/ Thompson Peak Hospital**

Mr. Hadder presented the case, addressing suggestions by Board Members noted at the February 3rd, 2006 meeting pertaining to the design of the tower elements and canopies. Highlights of the presentation included 3-D representations of the proposed project and an aerial view depicting the phasing plan.

In response to request for clarification by Board Member D'Andrea, Mr. Hadder confirmed that the color and material samples represented on the material board are the actual materials that will be used on the project.

Vice-Chairman Jones concluded that the Applicant has fulfilled the Board's requests. He commended the work done on the project packet and opined that the packet represents what the Board would like to see on future projects.

## **ADJOURNMENT**

With no further business to discuss, being duly moved and seconded, the meeting adjourned at 12:54 p.m.

Respectfully submitted,  
A/V Tronics, Inc.

**VICE-CHAIRMAN JONES MOVED FOR APPROVAL OF CASE 33-DR-2003# 3, MAIN STREET PLAZA, WITH A STIPULATION THAT THERE NOT BE ANY INSTANCES WHERE THERE IS JUST A SINGLE STEP. SECONDED BY BOARD MEMBER SCHMITT, THE MOTION CARRIED BY A VOTE OF SIX (6) TO ONE (1). BOARD MEMBER D'ANDREA DISSENTED.**

6. 83-DR-2005 Orange Row Condominiums

**VICE-CHAIRMAN JONES MOVED TO CONTINUE CASE 83-DR-2005, ORANGE ROW CONDOMINIUMS. SECONDED BY COMMISSIONER HESS, THE MOTION CARRIED UNANIMOUSLY BY A VOTE OF SEVEN (7) TO ZERO (0).**

Ms. Galav noted that the case is being continued to April 20th.

7. 118- DR-2005 Saint Patrick's Church/Office Building

Councilman Littlefield noted receipt of feedback from the neighbors opining a lack of sufficient notification due to the placement of the notification signage.

In response to inquiry by Councilman Littlefield, Mr. Larry, 8608 E. Gail Road, expressed a preference to continue the matter, citing that several concerned neighbors were unable to attend the DRB meeting. He expressed dissatisfaction regarding the posted signage and lack of community awareness regarding notification of the DRB meeting.

In response to inquiry by Board Member O'Neill regarding the status of receiving notification from the City about the DRB meeting, Mr. Heath stated that he could not recall receiving notice in the form of a postcard.

Upon inquiry by Commissioner Hess regarding an estimate of the number of other concerned neighbors that would like to address the Board regarding the issue, Mr. Heath cited traffic concerns and identified an additional 3 to 4 citizens in his neighborhood. Further discussion regarding the opportunity to express citizen concerns ensued.

Board Member D'Andrea asked if there is any major objection to the building or the site planning, noting that those concerns are perhaps more significant than the sign posting issue. In response, Mr. Heath expressed favor with the church's willingness to meet with the neighbors and offer concessions; however, many recent issues have arisen that have not been addressed by neighbors. A continuance would assist concerned neighbors in a variety of ways.

Commissioner Hess asked if the issues and communication between the church and the neighbors are such that the issues could be resolved with additional time, prior to returning to the Board. Mr. Heath explained that he wants nothing more than a cohesive working relationship with this church and resolving the issues is the goal. Commissioner Hess suggested granting a continuance, providing that the issues can be satisfactorily worked out between all parties.

Brief discussion followed regarding a continuance. Joe Hernandez, Facility Manager for St. Patrick's Church, expressed surprise regarding the implication of any new issues as

the church has been working closely with the neighbors. Mr. Hernandez expressed a desire to continue the DRB hearing as opposed to a continuance of the matter.

Curtis Pyle, 8542 E. Mercer Land, citing shaded parking structures, opined that new issues have arisen that need to be addressed and expressed favor for continuing the matter.

In response to request by Commissioner Hess to identify the specific issues, Mr. Pyle cited a request for structured parking, and demolition of an existing fence and reconstruction of the fencing at a height of 8-feet.

Councilman Littlefield requested that Mr. Pyle specifically identify only new issues that have not previously been discussed between the parties. Ms. Galav clarified that covered parking is not included in the current application before the Board.

Upon inquiry of Board Members by Councilman Littlefield, the decision was made to move forward with the public hearing.

Alan Ward, Senior Planner, introduced the case pursuant to the staff packet. Highlights of Mr. Ward's presentation included an overview of the City's standard notification process on Development Review Board cases. He noted that in this specific case a total of 247 neighbors were notified about the project. A community meeting was held on October 25, 2005, at the parish office; 23 people attended the meeting. One hundred-fifty "Heads-up" postcards were mailed to neighbors within a 750-foot radius of the church site, notifying citizens about the project. The proposal, a staff contact, a City website contact, a City general contact and an Applicant contact are listed on the "Heads-up" postcard. DRB meeting notices are posted at the site.

Brian Cassidy, project Architect, with CCBG Architects, addressed the Board. Highlights of the presentation included a brief history of the church site, the long-term master plan of the project, goals for achieving a larger office complex, site plans and elevations. Mr. Cassidy addressed concerns expressed by neighbors regarding the legitimacy of the church use of the property, parking, lighting, covered parking, youth activities, and noise.

In response to inquiry by Board Member D'Andrea regarding Fire Department access off of the cul-de-sac, Mr. Cassidy explained the intended access plan, confirming that the proposed gates would remain locked and only allowed to be opened by the Fire Department.

In response to comments and inquiry by Board Member O'Neill regarding the non-residential appearance of the development and lack of street presence, Mr. Cassidy confirmed that the current proposal reflects the desires of neighbors expressed during the neighborhood meeting.

In response to a question by Board Member O'Neill regarding FAR calculations, Mr. Ward explained the lot tie-in aspect of the case and confirmed that the calculations are based upon the full size of the lot and the full size of the proposed buildings.

Board Member Schmitt reported visiting the project and opined that the posting on this site was not different than other sites. Reading through the packet, he finds that due diligence has been put forth in working with the neighborhood and a number of points



were all addressed. Furthermore, at a recent point in time there was agreement between all of the parties that those conditions were acceptable. He expressed surprise that new issues have cropped up on a day of a meeting and opined that it seems unfair to an applicant who has been working hard to address those issues for several months. For those reasons, Board Member Schmitt is in support of the project.

Presenting the staff analysis, Mr. Ward summarized that staff has reviewed this matter against the church use criteria and are supporting the project. Staff suggests the following key issues and attached stipulations: approval is contingent on the lot-tie; all access would be from 85th Place and Mercer Lane; access would come through the existing church parking lot to the west and access the 32-space parking lot along the west side of the building; all pedestrian access would also be from the church side. All gates will remain closed with limited emergency access. Efforts have been extended to prevent cut-through traffic to the site. The walls, lighting, landscaping and height of the building are intended to conform with the neighborhood to the extent possible.

Commissioner Hess asked if there is any reason that construction traffic couldn't access the property via the newly created access points in an effort to avoid disturbing the neighbors. Mr. Ward affirmed that the suggestion would be appropriate.

In response to a question by Board Member D'Andrea regarding the structure depicted on the landscaping plan, Mr. Ward confirmed that the structure is an existing garage.

Board Member O'Neill requested clarification regarding the location of the block wall. Mr. Ward referred to the landscape plan and explained that the wall goes from the western boundary along the north side, extends along the north boundary and swings along the north side of the parking lot, comes over to the emergency vehicle access and then ties over to the edge of the building. The additional 6-foot tall patio wall is stipulated to tie back into the building, and contain limited access gates.

Councilman Littlefield opened the floor for public comment.

Larry Heath addressed the Board regarding the affects of the prior re-zoning of the property. He cited that the church has been irregular in their relationship with the neighbors over the years and noted issues relative to the church's population consisting of over 5,000 families.

Board Member O'Neill requested that the Mr. Heath address the issues related to the site plan and architecture. Mr. Heath expressed displeasure with the open gate between the church and the property to the north as well as a 10,000-foot office building in a residential area.

Curtis Pyle addressed the Board, requesting further stipulations prior to approval that would restrict the church from certain usages; particularly noting concerns regarding a proposed change to an 8-foot wall, multi-use facilities, and youth activities. He opined that the church has been very secretive regarding the expansion plans and expressed concern that once the project is approved, the Applicant will be able to make changes beyond the current plans. Mr. Pyle requested a continuance of the case in order to further stipulate certain usages and ensure that the usages cannot be changed in the future. Relative to the design of the project, Mr. Pyle expressed a preference for a residential look as opposed to a commercial project.

In response to inquiry by Councilman Littlefield regarding the contingency related to the 8-foot wall, Mr. Ward explained that the neighbors requested that the existing wall be increased to 8-feet. The church agreed to the increased height, but requested that with the increased height, covered parking be permitted on a certain number of stalls on the site. Mr. Ward confirmed that the issue is not part of the current request and would have to return to the Board for a subsequent approval.

Noting an understanding that the new proposed facility was for office use only and that the TI space would be renovated, Board Member D'Andrea asked if the church would be amenable to a stipulation specifically identifying the space for church office use only.

Mr. Hernandez explained that the reason the church is not in favor of that type of restriction is because the youth groups perform administrative tasks. He also cited that the chapel is used for prayer sessions and certain age groups should not be restricted from using the chapel. The intention is to remodel the old Finland Hall and use the facility for youth activities. The church is not prepared to agree to that type of restriction, but has agreed to mitigate all noise and abate any type of disruptions.

Board Member D'Andrea expressed concern regarding activities of the large youth groups and reiterated that the proposed administrative offices fits much better into the neighborhood than housing of the youth program. Mr. Hernandez reiterated points previously stated.

Frank Gray pointed out that the expanded home on the site has an occupancy limit of 25 to 30 people. Board Member D'Andrea asked if the occupancy limit includes outdoor activities. Mr. Gray confirmed that the occupancy limit relates only to the structure and explained that the parking area would be the only outdoor area available.

Tami Harris, 7718 N. Via de Fonda, briefly addressed the Board regarding area growth and requested approval of the proposed plan.

Susan Wheeler, 9616 E. Kalil, opined that because churches are not required to obtain use permits, it is important that the conformance stipulations are defined at the DRB level. Ms. Wheeler spoke in favor of the neighborhood, citing issues for DRB consideration such as hours and youth activities. She opined that large churches should move to commercial areas and requested that the Board impose a stipulation on the use of the building, hours of use, and that lights must be out by a certain time.

Avery Harris, 7718 N. Via de Fonda, submitted a comment card, but did not wish to speak.

Steve Macy, 10642 N. 85th Place, addressed the Board. Addressing previous comments by Board Member Schmitt, Mr. Macy provided details relative to correspondence exchanges between the parties and opined that the issues of noise, the youth groups and stipulations have absolutely not been worked out between the church and the neighbors. Mr. Macy argued that if the issues are not stipulated to, the City cannot become involved in the future.

Councilman Littlefield noted receipt of a card from Frank Bulino, who did not wish to speak but is in favor of the item.

In rebuttal, Mr. Hernandez referred Board Members to a letter citing agreement by the church to restrict any gatherings or meetings to 10:00 p.m., exclusive of certain holy days, as previously outlined to the City and the neighbors. The church has also agreed to uphold the peace and quiet of the neighborhood and the church invites the City to add those specifics to the stipulations.

Requesting clarification, Board Member O'Neill observed that this matter is a Development Review Board case which deals with site plans, architecture, elevations, colors and other similarly related issues; not a use permit or land use issue hearing. Board Member O'Neill cited that the majority of the expressed issues appear to be land use issues, which is beyond the scope of this Board.

Sherry Scott confirmed that Board Member O'Neill's observation is correct. The zoning ordinance sets out the uses that are allowed on the property, which do include a church. The purview of this Board is to look at the design elements as listed in the zoning ordinance and those criteria.

In follow-up, Board Member O'Neill requested clarification as to what qualifies as a church. Ms. Scott referred to the definition of church in the zoning ordinance and explained that because this case involves the lot-tie-in, this facility would likely be considered an accessory use for the church. Accessory use is defined as any use that is secondary to the primary use.

Citing concerns expressed by neighbors and expressing empathy for the unresolved issues, Board Member O'Neill asked whether there is any opportunity for the residents to participate in the lot-tie-in process. He also asked if an office use would be allowed on the site in the event that the lot-tie was not granted.

Ms. Scott stated that there is not a process for the residents to participate in the lot-tie-in issue. Ms. Scott reiterated that the project issues currently before the Board relate to the design of this project.

Board Member D'Andrea noted that the Board is not challenging land-use, and asked whether the issue of youth group activities is a land use issue and could be addressed in a stipulation by the DRB. Ms. Scott articulated that land uses are set forth in the zoning ordinance. Pursuant to the criteria that the Board is allowed to review in the zoning ordinance, the Board has the right to enact stipulations with regard to design to the extent that the Board is concerned about the design of a project because of a use that is going to be potentially undertaken on this project.

In response to clarification comments by Councilman Littlefield regarding opportunities for the public to comment on the project, Ms. Scott confirmed that the DRB hearing is the only opportunity provided for neighbors to address the project. Mr. Gray reiterated that the land use is controlled by the zoning; zoning allows churches in a residential district. Ms. Scott opined that it might be helpful for the Board to know that the church has agreed to restrict any gatherings or meetings beyond 10:00 p.m.

Discussion ensued upon comments by Commissioner Hess regarding the implication of the proposed 10:00 p.m. stipulation and the opening of the door for the Board to expand on that stipulation, although that stipulation does not apply to architectural or design issues.

Ms. Scott explained that if the church is willing to agree to a stipulation restricting their hours of use, this constitutes a voluntary stipulation that they are willing to enter into; however, agreement to a voluntary stipulation does not waive their right not to agree to other stipulations. The Board can invoke involuntary stipulations that relate to design concerns or issues.

In response to a request for clarification by Board Member Cortez, Ms. Scott confirmed that the Board cannot impose zoning restrictions via a stipulation.

Referring to the "Response to Neighbors Requests", Board Member D'Andrea expressed understanding of the neighbors concerns. He cited examples of the open-ended responses by the church and opined that if there are not stipulations that can be placed on the project, he cannot support the project because there will never be any recourse or safety for the neighbors in terms of what goes on at this facility.

Councilman Littlefield identified that the major problem with residential church uses for neighbors relates to the large sizes of churches in today's society. The impact upon the neighbors is not mitigated by the fact that a large facility is a religious institution. He expressed concurrence with comments by Board Member D'Andrea and a preference for the church and the neighbors to work through and resolve the issues. Councilman Littlefield will not support a motion to approve, but will support a motion to continue.

Mr. Gray clarified that the largest conference room would hold an occupancy load of 88 to 90 people.

In response to inquiry by Vice-Chairman Jones regarding the motion, Councilman Littlefield clarified that the motion to approve the case should include any stipulations requested by the Board.

Board Member Schmitt suggested that the Applicant and neighbors review the 16 points and form those points into stipulations that would be acceptable to both sides, prior to seeking approval by the Board. He suggested that the matter be continued for two weeks.

Brief discussion ensued regarding the terms of the continuance. Whereupon,

**BOARD MEMBER D'ANDREA MOVED TO CONTINUE CASE 118-DR-2005 TO APRIL 6, 2006 TO ALLOW THE APPLICANT AND THE NEIGHBORHOOD TO WORK ON RESTRUCTURING THE 16 ITEMS LISTED INTO AMENABLE STIPULATIONS THAT CAN BE ATTACHED TO THE CASE. COMMISSIONER HESS SECONDED THE MOTION.**

Referring to the design of the building, Board Member O'Neill requested that the architect and the Applicant work on the design of the building to make the building more suitable for a residential neighborhood. He requested that the building appear to be a residence to passers by as opposed to an accessory building to a church.

Ms. Galav noted that April 6th is not sufficient time for the requested architectural review and suggested that the motion be amended for an April 20th review.

**BOARD MEMBER D'ANDREA MODIFIED THE MOTION TO INCLUDE COMMENTS BY BOARD MEMBER O'NEILL AND A CONTINUANCE TO THE APRIL 20TH DRB MEETING.**

Vice-Chairman Jones expressed opposition to the motion, opining that the Board is focused on issues that are not appropriate to the Development Review Board. He noted that the neighbors have had a chance to be heard, have served a very important purpose, their comments are on record, and the church has addressed several issues presented by the community. He cited that the church is going to comply to all of the rules that apply to churches and the church has behaved within the program and method of operation as set out by the City. He opined that people are taking advantage of the church in this case and it therefore opposed to continuing the case.

**THE MOTION CARRIED BY A VOTE OF FIVE (5) TO TWO (2). VICE-CHAIRMAN JONES AND BOARD MEMBER CORTEZ DISSENTED.**

Noting that the signage was posted in the normal manner at this location, Mr. Gray requested input from the DRB regarding improvements in signage posting.

Addressing the neighbors, Councilman Littlefield noted that it is incumbent upon them to bring neighbors to the April 20th meeting. With regard to signage, Councilman Littlefield requested that the signage be placed perpendicular to the street as opposed to parallel. He suggested moving the sign on Mercer out to the front of the property.

Commissioner Hess suggested an initiative or a discussion to ensure mandatory DRB hearing notification similar to the current practice on matters appearing before the Planning Commission. He also suggested that a follow-up postcard be sent in addition to the "Heads-up" postcard, providing an additional opportunity for neighbors to be notified.

Mr. Gray committed to place the suggestion by Commissioner Hess on the annual review of text amendments for consideration.

Board Member Cortez opined that the color of the signs is excellent and suggested for effectiveness, that the signs be double sided and placed perpendicular to traffic. Mr. Gray concurred.

Noting that an overview of the transportation study is included in Board Member's packets, Vice-Chairman Jones suggested that Board Members review the documentation. He acknowledged that the study is just beginning, will likely come before the Board in a few months as an update and remains an issue that the Board is concerned about.

**ADJOURNMENT**

With no further business to discuss, being duly moved and seconded, the meeting adjourned at 3:05 p.m.

Respectfully submitted,  
A/V Tronics, Inc

St Patrick's Church/Office Building  
8451 E Mercer Lane  
Scottsdale, AZ

DATE: 3/6/06

## FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- |   |  |
|---|--|
| <p><input checked="" type="checkbox"/> 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE &amp; MUST BE ON ALL PLANS.</p> <p><input checked="" type="checkbox"/> 2. FIRE LANES &amp; EMERGENCY ACCESS SHALL BE PROVIDED &amp; MARKED IN COMPLIANCE WITH CITY ORDINANCE &amp; IFC AT THE FOLLOWING LOCATIONS.</p> <p style="margin-left: 20px;"><u>AS SHOWN</u></p> <p>_____</p> <p>_____</p> <p><input type="checkbox"/> 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT &amp; AMERICANS WITH DISABILITIES ACT &amp; INCORPORATE SAME INTO THEIR BUILDING PLANS.</p> <p><input type="checkbox"/> 4. SUBMIT PLANS &amp; SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS &amp; EXHAUST DUCTS.</p> <p><input checked="" type="checkbox"/> 5. PROVIDE A KNOX ACCESS SYSTEM:</p> <p style="margin-left: 20px;"><input checked="" type="checkbox"/> A. KNOX BOX</p> <p style="margin-left: 20px;"><input type="checkbox"/> B. PADLOCK</p> <p style="margin-left: 20px;"><input type="checkbox"/> C. KNOX OVERRIDE &amp; PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.</p> <p><input checked="" type="checkbox"/> 6. INSTALL AN AS BUILT DRAWING CABINET ADJACENT TO THE FIRE SPRINKLER RISER. IT SHALL BE OF ADEQUATE SIZE TO ACCOMMODATE BOTH THE FIRE SPRINKLER &amp; FIRE ALARM DRAWINGS. THE CABINET SHALL BE PROVIDED WITH A LOCK &amp; KEYED TO MATCH THE FIRE ALARM CONTROL PANEL &amp; SUPERVISED BY THE FACP IF APPLICABLE.</p> <p><input type="checkbox"/> 7. SUBMIT PLANS FOR A CLASS _____ FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.</p> <p><input checked="" type="checkbox"/> 8. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED.<br/> <small>(SEE FIRE ALARM INTERPRETATIONS FOR CLARIFICATION)</small></p> <p><input type="checkbox"/> 9. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. _____</p> <p>_____</p> <p><input type="checkbox"/> 10. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.</p> | <p><input checked="" type="checkbox"/> 11. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 &amp; 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.</p> <p><input checked="" type="checkbox"/> 12. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS &amp; HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.</p> <p><input checked="" type="checkbox"/> 13. SEE APPROVED CIVILS FOR THE NUMBER OF FIRE HYDRANTS REQUIRED. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED &amp; OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF _____ GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.</p> <p><input checked="" type="checkbox"/> 14. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S) _____</p> <p><input checked="" type="checkbox"/> 15. EXIT &amp; EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE &amp; THE IFC. SEE SHEETS _____</p> <p><input type="checkbox"/> 16. SUBMIT MSDS SHEETS &amp; AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC. A PERMIT IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED. COMPLETE AN HMMP &amp; SUBMIT WITH THE BUILDING PLANS.</p> <p><input checked="" type="checkbox"/> 17. FIRELINE, SPRINKLER &amp; STANDPIPE SYSTEM SHALL BE FLUSHED &amp; PRESSURE TESTED PER NFPA STANDARDS &amp; SCOTTSDALE REVISED CODES.</p> <p><input checked="" type="checkbox"/> 18. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x 4 (NSHT)</p> <p style="margin-left: 20px;"><input checked="" type="checkbox"/> 4' TO 8' BACK OF CURB; INDEP. WET LINE.</p> <p style="margin-left: 20px;"><input type="checkbox"/> WALL MOUNTED - 15' CLEAR OF OPENINGS.</p> <p><input type="checkbox"/> 19. ADEQUATE CLEARANCE SHALL BE PROVIDED AROUND FIRE RISER. DIMENSIONS FROM FACE OF PIPE SHALL MEASURE A MINIMUM OF 12" OFF THE BACK OF WALL, 18" ON EACH SIDE &amp; 36" CLEAR IN FRONT WITH A FULL HEIGHT DOOR. THE FIRE LINE SHALL EXTEND A MAXIMUM OF 3' INTO THE BUILDING FROM INSIDE FACE OF WALL TO CENTER OF PIPE.</p> |
|---|--|



118 DR 2005DATE: 3/6/06

20. ☒ **SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.**
- ☐ **A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2002 EDITION)**
- ☐ **B. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.**
- ☒ **C. NFPA 13 2002 EDITION COMMERCIAL SYSTEM / DESIGN CRITERIA: Lt Haz SEISMIC DESIGN CATEGORY SHALL BE DETERMINED BY STRUCTURAL ENGINEER.**
- ☐ **D. THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA:**
- ☐ **E. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES: .45 OVER 3000 SQ. FT.**
- ☐ **F. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.**
- ☒ **G. ACCESS OVER WASH SHALL BE DESIGNED TO MINIMUM OF 83,000 GVW**

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.

# **Stipulations for Case: St. Patrick's Catholic Community Administration Center Case 118-DR-2005**

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

## **PLANNING**

### **APPLICABLE DOCUMENTS AND PLANS:**

#### **DRB Stipulations**

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
  - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by CCBC Architects, Inc. with a date of 4/12/2006.
  - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by CCBC Architects, Inc. with a date of 4/12/2006.
  - c. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by Urban Graphite with a date of 4/12/2006.
  - d. Floor Plan configuration shall be constructed to be consistent with the Floor Plan submitted by CCBC Architects, Inc. with a date of 4/12/2006.
  - e. Site lighting configuration shall be constructed to be consistent with the Site Lighting Plan Photometric submitted by CCBC Architects, Inc. with a staff date of 12/23/2005.

### **ARCHITECTURAL DESIGN:**

#### **DRB Stipulations**

2. The face of the service entrance section(s) shall be flush with the building façade and painted to match the building.
3. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1 foot higher than the tallest unit.
4. All exterior conduit and raceways shall be painted to match the building.
5. No exterior roof ladders shall be allowed where they are visible to the public or from an off-site location.
6. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
7. Wall enclosures for refuse bins or trash compactors shall be constructed of materials that are compatible with the building(s) on the site in terms of color and texture.
8. All walls shall be constructed of six-inch or eight-inch masonry (CMU) block. Dooley wall fencing shall not be allowed.
9. All site walls shall match the architectural color, materials and finish of the building(s).

## **ATTACHMENT B**

10. Wall on the south side of the property extending from the current fence to 85<sup>th</sup> Place shall match the color, texture, and height of the south neighbor's wall.
11. Walls around the building along Mercer Lane and 85<sup>th</sup> Place shall be attached to the building and a minimum six (6) foot in height measured from the inside (building side) floor elevation. Any gates shall be self-closing gates.
12. Walls along the north and south sides of the property shall be a minimum eight (8) feet in height measured from the inside (building/parking lot side) floor elevation.

**Ordinance**

- A. Patio site wall along the east side of the office building shall not exceed 3 feet in height as measured from the top of the berm along the outside (street side) of the wall.
- B. Patio site wall and associated pedestrian gate(s) located along the east side of the office building shall enclose the outdoor patio area and attach to the building at each end.
- C. Emergency vehicle access gates from Mercer Lane shall be constructed of a solid material, and painted to match site walls to the satisfaction of City staff.
- D. Access to the emergency access gates shall consist of a "grass crete" or similar suitable driveway surface to disguise the drive from normal everyday use and to be capable of supporting emergency vehicles. The emergency access gates shall contain "restricted emergency vehicle access control system" to the satisfaction of the Fire Department.

**SITE DESIGN:****DRB Stipulations**

13. All vehicular access to the site shall be from the St. Patrick's Church parking lot and internal driveways only, with no traffic (other than emergency vehicles) permitted to enter the property from Mercer Lane or 85<sup>th</sup> Place.
14. All parking associated with the church/ office use shall be provided in the church and or/ church office parking lots only. Any covered parking shall require separate review and approval by the Development Review Board.
15. Site walls and pedestrian gates on the church/ office site shall be designed to restrict pedestrian "cut through" access from Mercer Lane and 85<sup>th</sup> Place to the adjoining church site. The said restriction of pedestrian access shall in no way limit emergency and/or normal maintenance and operational access to the site.
16. Doors located on the north and south sides of the buildings shall not allow any ingress, but may allow emergency egress.
17. Site walls and pedestrian gates shall attach to the building and fully enclose the parking lot and interior of the lot from adjoining streets and properties.

**Ordinance**

- E. Prior to final plans approval, the developer shall obtain approval for and record the land assembly of the subject lot with the St. Patrick's Church property, to form a single parcel.
- F. In accordance with the church use criteria, the maximum allowable combined floor area ratio (FAR) is 0.20 for the overall 9.73 +/- acres.

**OPEN SPACE:****DRB Stipulations**

18. The subject Church/ office site shall maintain a minimum of 20,000 square feet of open space.

**Ordinance**

G. Maintain frontage open space and 40-foot building setback from all streets.

**LANDSCAPE DESIGN:****DRB Stipulations**

19. Upon removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.
20. Cut and fill slopes shall be rounded to blend with the existing contours of the adjacent natural grades.

**Ordinance**

H. A minimum of 50% of the trees shall be mature trees, as defined by the Zoning Ordinance.

**EXTERIOR LIGHTING DESIGN:****DRB Stipulations**

21. All exterior luminaires shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line.
22. The individual luminaire lamp shall not exceed 60 watts.
23. The maximum height from finished grade to the bottom of the any exterior luminaire shall not exceed 6 feet.

**Parking Lot and Site Lighting:**

24. Parking lot lighting shall consist of bollards only and shall be a flat black or dark bronze.
25. Incorporate into the project's design, the following:
  - a. The maintained average horizontal illuminance level, at grade on the site, shall not exceed 2.5 foot-candles.
  - b. The maintained maximum horizontal illuminance level, at grade on the site, shall not exceed 8.0 foot-candles. All exterior luminaires shall be included in this calculation.
  - c. The initial vertical illuminance at 6.0 foot above grade, along the entire property line (or 1 foot outside of any block wall exceeding 5 foot in height) shall not exceed 0.8 foot-candles. All exterior luminaires shall be included in this calculation.
  - d. Entryway light fixtures under canopy shall be completely recessed into the canopy with flat lenses that are translucent and completely flush with the bottom surface of the canopy.

**Building Mounted Lighting:**

26. All luminaires shall be recessed or shielded so the light source is not directly visible from property line and shall only be located at building entrances, unless otherwise approved by final Plans staff.
27. Wall mounted luminaires shall contain house side shields, and be mounted on a minimum 4-inch long bracket that is mounted perpendicular to the wall.
28. The maintained average horizontal illuminance at grade at the western, main entry to the building including any spill light from store interior shall not exceed the maintained average horizontal illuminance level at grade of (5) foot-candles.

**Landscape Lighting:**

29. All landscape lighting directed upward shall utilize the extension visor shields to limit the view of the lamp source.

- 30. Landscaping lighting shall only low voltage and be utilized to accent plant material.
- 31. All landscape lighting directed upward shall be aimed away from property line.
- 32. The landscape lighting lamp shall be an incandescent or halogen incandescent source, and shall not exceed 50 watts.

**VEHICULAR AND BICYCLE PARKING:**

**DRB Stipulations**

- 33. Bike rack design shall be in conformance with City of Scottsdale M.A.G. Details unless otherwise approved in writing by the City of Scottsdale's Transportation Department.

**ADDITIONAL PLANNING ITEMS:**

**DRB Stipulations**

- 34. No meetings or events shall occur between the hours of 10:00 pm and 6:00 am.
- 35. There shall be no outside speakers or announcement systems.
- 36. No exterior vending or display shall be allowed.
- 37. Flagpoles, if provided, shall be one piece, conical, and tapered.
- 38. Patio umbrellas shall be solid colors and shall not have any advertising in the form of signage or logos.

**Ordinance**

- I. The applicant shall conform to the Church and places of worship use criteria of the Zoning Ordinance.

**RELEVANT CASES:**

**Ordinance**

- J. At the time of review, the applicable zoning, DRB, Use Permit, and etc. case(s) for the subject site were: Case 24-UP-1981, 143-DR-1983, 143-DR-1983#2 and 143-DR-1983#2.

## **ENGINEERING**

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

### **DRAINAGE AND FLOOD CONTROL:**

#### **DRB Stipulations**

39. A final drainage report shall be submitted that demonstrates consistency with the conceptual drainage report approved in concept by the Planning and Development Services Department. The drainage concept shall generally conform to the preliminary drainage report for St. Patrick's Church, prepared by PK Kland Consulting Civil Engineers, dated December 12, 2005.
  - a. Before the approval of improvement plans by city staff, the developer shall submit two (2) hard copies and one (1) compact disc copy of the complete final drainage report and plan.
40. Basin Configuration:
  - a. Basin side slopes shall not be steeper than 4:1, and basin depths shall not exceed 3 feet.
  - b. A maximum of 50% of the front open space may be used as a retention/detention basin unless approved by the Project Coordination Manager. Stormwater Storage on Paved Surfaces. Up to 50% of required stormwater storage may be provided in parking areas when the following conditions are met:
  - c. Storage system shall be designed to store first 30% of required runoff volume off paved areas (to avoid ponding of nuisance water on pavement).
  - d. Parking lot storage areas shall be designed so as to minimize interference with pedestrian traffic. Depth of water shall not exceed six inches within the parking area.

#### **Ordinance**

- K. On-site stormwater storage is required for the full 100-year, 2-hour storm event. The design of the storage basin capacity shall account for any proposed landscaping improvements. The landscaping improvements within the basins shall not reduce the capacity of the basins under the required volume.
  - (1) Basin bleed-off rates shall be set so that the storage basins do not drain completely in less than 24 hours. Storage basins must drain completely within 36 hours.
  - (2) Infiltration of stormwater through the basin floor is not acceptable as the sole means of draining the basin. Stormwater storage basins should be designed to meter flow to the historic out-fall point. Where an historic out-fall point does not exist (or metering is not possible), other methods of discharge such as pumps, etc. may be considered.
  - (3) Stormwater storage basins may not be constructed within utility easements or dedicated right-of-way (exceptions may be granted with written approval from appropriate utility company).
  - (4) Off-site runoff must enter and exit the site as it did historically.
  - (5) All development shall be designed to satisfactorily convey the 100-year peak discharge through the site without significant damage to structures.
- L. With the final improvement plans submittal to the Plan Review and Permit Services Division, the developer shall submit a final drainage report and plan, subject to City staff approval.
- M. Underground Stormwater Storage:
  - (1) Underground stormwater storage is prohibited unless approval is obtained from the City's Floodplain Administrator.

- (2) Drywells are not permitted.

**ROADWAY, INTERSECTION, AND ACCESS DESIGN:**

**DRB Stipulations**

41. No right of way dedication or street improvements are required.
42. Access to this site shall only be from the church property. No driveways are allowed on Mercer Lane or 85<sup>th</sup> Place.

**INTERNAL CIRCULATION:**

**DRB Stipulations**

43. The developer shall provide a minimum parking-aisle width of 24 feet.
44. The developer shall provide internal circulation that accommodates emergency and service vehicles with

**Ordinance**

- N. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.

**DRB Stipulations**

45. Sight distance easements shall be dedicated over sight distance triangles.
- a. Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height.
  - b. Refer to the following figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.
46. Vehicular Non-Access Easement:
- a. Prior to final plan approval, the developer shall dedicate a 1-foot wide vehicular non-access easement along the property frontage on Mercer Lane and 85<sup>th</sup> Place.
47. Indemnity Agreements:
- a. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

**Ordinance**

**O. Drainage Easement:**

- (1) Drainage and flood control easements shall be dedicated to the City to the limits of inundation for all vista corridor washes, for all washes having a discharge rate of 25 cfs or more, for all FEMA regulatory floodways to the extent of the 100-year base flood elevation, and for all stormwater storage basins. All drainage and flood control easements shall be dedicated to the City with maintenance responsibility specified to be that of the property owner.

**P. Waterline and Sanitary Sewer Easements:**

- (1) Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water easements necessary to serve the site.

**REFUSE:****DRB Stipulations**

48. Construct one refuse enclosures per the City of Scottsdale's standards. Details for construction of trash enclosures can be found in the City of Scottsdale Supplements to MAG Standards, standard detail #2146-1, for single enclosures.
49. Enclosures must:
- a. Provide adequate truck turning/backing movements for a design vehicle of turning radius R (minimum) = 45 feet vehicle length of L = 40 feet.
  - b. Be positioned to facilitate collection without "backtracking."
  - c. Be easily accessible by a simple route.
  - d. Not require backing more than 35 feet.
  - e. Not be located on dead-end parking aisles.
  - f. Enclosures serviced on one side of a drive must be positioned at a 30-degree angle to the centerline of the drive.

**Ordinance**

Q. Refuse enclosures are required as follows:

- (1) Commercial Building Space: One for 0 to 20,000 s.f., Two for 20,001 to 40,000 s.f., Three for 40,001 to 60,000 s.f., etc.

R. Underground vault-type containers are not allowed.

S. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.

T. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

**WATER AND WASTEWATER STIPULATIONS**

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.

**DRB Stipulations**

50. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:
- a. For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
  - b. For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

**WATER:****DRB Stipulations****Ordinance**

- U. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

**WASTEWATER:****DRB Stipulations**



51. On-site sanitary sewer shall be privately owned and maintained.

52. Existing water and sewer service lines to this site shall be utilized or shall be abandoned by disconnection at the main.

**Ordinance**

V. Privately owned sanitary sewer shall not run parallel within the waterline easement.